

Denis Law Mayor



August 19, 2016

Community & Economic Development C. E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on August 15, 2016:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)

PROJECT NAME: Starbucks at Airport Plaza

PROJECT NUMBER: LUA16-000506, ECF, SA-A, MOD

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on September 2, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7219.

For the Environmental Review Committee,

A handwritten signature in black ink that reads 'Rocale Timmons'.

Rocale Timmons
Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region
Larry Fisher, WDFW
Duwamish Tribal Office
US Army Corp. of Engineers

ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)

PROJECT NUMBER: LUA16-000506, ECF, SA-A, MOD
APPLICANT: Lance Mueller, Lance Mueller & Associates
PROJECT NAME: Starbucks at Airport Plaza

PROJECT DESCRIPTION: The applicant is requesting Administrative Site Plan Review, Environmental (SEPA) Review, and a street modification, for the construction of a new Starbucks with associated parking, and landscaping. The 18,000 square foot building pad, on the 2.64 acre site, is located within the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zoning classification. The proposed building pad is located on the southwest corner of the site, at the northeast corner of Rainier Ave S and S Tobin St. The proposed building would have a gross square footage of approximately 2,097 square feet. Access to the site would be provided via existing curb cuts along Airport Way S, Rainier Ave S, and S Tobin St. The proposal includes 14 parking spaces within surface parking area to the east of the proposed structure.

PROJECT LOCATION: 64 Rainier Ave S
LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on August 26, 2016. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE: AUGUST 19, 2016

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



DATE OF DECISION:

AUGUST 9, 2016

SIGNATURES:

Handwritten signature of Gregg Zimmerman in blue ink.

Gregg Zimmerman, Administrator
Public Works Department

Date

8/9/16

Handwritten signature of Mark Peterson in blue ink.

Mark Peterson, Administrator
Fire & Emergency Services

Date

8/9/16

Handwritten signature of Kelly Beymer in blue ink.

Kelly Beymer, Administrator
Community Services Department

Date

8/9/16

Handwritten signature of C.E. "Chip" Vincent in blue ink.

C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development

Date

8/9/16

**DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM)
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA16-000506, ECF, SA-A, MOD

APPLICANT: Lance Mueller; Lance Mueller & Assoc.; 130 Lakeside Ave,
Ste 250; Seattle, WA 98122

PROJECT NAME: Starbucks at Airport Plaza

PROJECT DESCRIPTION: The applicant is requesting Administrative Site Plan Review, Environmental (SEPA) Review, and a street modification, for the construction of a new Starbucks with associated parking, and landscaping. The 18,000 square foot building pad, on the 2.64 acre site, is located within the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zoning classification. The proposed building pad is located on the southwest corner of the site, at the northeast corner of Rainier Ave S and S Tobin St. The proposed building would have a gross square footage of approximately 2,097 square feet. Access to the site would be provided via existing curb cuts along Airport Way S, Rainier Ave S, and S Tobin St. The proposal includes 14 parking spaces within surface parking area to the east of the proposed structure.

PROJECT LOCATION: 64 Rainier Ave S

LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

1. A survey shall be submitted to the Current Planning Project Manager that conforms to the requirements and standards of the Washington State Office of Archaeology and Historic Preservation and must be conducted under the on-site supervision of a state-approved archaeologist prior to construction permit approval. Should evidence of a historic site be found during site development, work shall immediately cease and the Washington State of Archaeology and Historic Preservation shall be contacted at (360) 586-3065. In the event that cultural artifacts are found, work cannot recommence until approval is received from the Office of Archaeology and Historic Preservation.
2. A survey shall be submitted to the Current Planning Project Manager that conforms to the requirements and standards of the Washington State Office of Archaeology and Historic Preservation and must be conducted under the on-site supervision of a state-approved archaeologist prior to construction permit approval. Should evidence of a historic site be found during site development, work shall immediately cease and the Washington State of Archaeology and Historic Preservation shall be contacted at (360) 586-3065. In the event that cultural artifacts are found, work cannot recommence until approval is received from the Office of Archaeology and Historic Preservation.

ADVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

Planning:

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Commercial, multi-family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
5. The applicant shall erect and maintain six-foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.
6. This permit shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.

Water:

1. Water service is provided by the City of Renton. It is in the Valley service area in the 196' hydraulic pressure zone. The approximate static water pressure is 68 psi at a ground elevation of 34 feet.
2. The lot will require a separate 1-inch water meter for service. The service line and meter would be installed by the City of Renton. The current (2016) fee to install this service line and meter would be \$3,310.00. The current System Development Charge (SDC) for a 1-inch meter would be \$3,245.00.
3. There is an existing 12-inch cast iron water main south of the site along the northern edge of S Tobin St that can deliver 5,200 gallons per minute (gpm). Reference Project File WTR2700020 in COR Maps for record drawings. There is also a dead end 10-inch ductile iron water main west of the site along the eastern edge of Rainier Ave S that ends at a fire hydrant (COR Facility ID No. HYD-S-00367) that can deliver 1,950 gallons per minute (gpm). Reference Project File WTR2700711 in COR Maps for record drawings.
4. No water main extensions would be required.
5. No additional fire hydrants would be required.
6. A reduced pressure backflow assembly (RPBA) will be required behind the meter. The RPBA shall be installed per City of Renton standards.
7. If a sprinkler system is required, a stub out with a double check valve assembly (DCVA) that will need to be provided for a building fire department connection (FDC).

Sewer:

1. The current plan shows the new sewer line connecting to the existing 12-inch PVC sewer running west to east in S Tobin St south of the site. Reference Project File WWP2701901 in COR Maps for record drawings.
2. There is an existing 6-inch PVC side sewer that serves Banner Bank at 54 Rainier Ave S, north of the site. The side sewer is connected to the sewer main in S Tobin St and passes through the proposed building footprint. Please reference the provided side sewer card. The plans submitted by BRH shows how this side sewer will be rerouted around the new building and connected to the main in S. Tobin Street. Any new side sewer serving the bank will need to be contained in a 10-foot private sewer easement where it passes through the Starbucks parcel. The side sewer shall be 6-inch per City standards.
3. The applicant has purposed a sewer re-route of the existing 6-inch PVC around the purposed building site. The plans show that clean outs will be installed at two of the beds of the 6-inch sewer pipe. The clean outs are located
4. The existing sewer stub that will be severed for building construction can be reused for the side sewer for the new building.
5. A grease trap will need to be installed after the kitchen sink allowing wastewater to flow through it before discharging to the sewer main.
6. No sewer main extensions would be required.
7. The development would be subject to a system development charge (SDC) for sewer service. The SDC for sewer service is based on the size of the domestic water service. The current SDC for sewer service with a 1-inch water meter installation is \$2,242.00.

Drainage:

1. The project is subject to a system development charges (SDC) for stormwater. The current SDC is \$0.594 per square foot of new impervious surface area, but not less than \$1,485.00.
2. Effective January 2, 2017, the City of Renton will be adopting a new stormwater manual which will be based on the 2016 King County Surface Water Design Manual. All projects vested after January 2, 2017 will be subject to these new stormwater requirements. Please refer to RMC 4-1-045 for information regarding project vesting.

Transportation:

1. The City of Renton Trench restoration and Street overlay requirements will be applicable for any work in the public right of way.

Fire:

1. Fire impact fees are applicable at the rate of \$1.84 per square. This fee is paid at time of building permit issuance.
2. The preliminary fire flow is 1,500 gpm. A minimum of two fire hydrants are required. One within 150 feet and one within 300 feet of the building. There are sufficient existing hydrants in this area, no new hydrants are required.
3. Approved fire sprinkler and fire alarm systems are not required in the proposed retail building of this size. Fire alarm required if the building exceeds 3,000 square feet. Threshold for fire sprinklers is reached if the occupant load exceeds 100 people which equals a dining space of 1,500 square feet for restaurants.
4. Fire department apparatus access roadways are adequate as they exist.
5. An annual place of assembly permit is required for occupant loads exceeding 50 persons.

Parks:

1. Park Impact Fees per Ordinance 5670 applies.

General:

1. All construction or service utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. Plans shall be prepared by a licensed Civil Engineer.

When utility plans are complete, please submit four (4) copies of the drawings, two (2) copies of the drainage report, permit application, an itemized cost of construction estimate, and application fee at the counter on the sixth floor.

City of Renton

NOTICE

OF ENVIRONMENTAL DETERMINATION
ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)
POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: Starbucks at Airport Plaza
PROJECT NUMBER: LUA16-000506, ECF, SA-A, MOD
LOCATION: 64 Rainier Ave S

Description: The applicant is requesting Administrative Site Plan Review, Environmental (SEPA) Review, and a street modification, for the construction of a new Starbucks with associated parking, and landscaping. The 18,000 square foot building pad, on the 2.64 acre site, is located within the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zoning classification. The proposed building pad is located on the southwest corner of the site, at the northeast corner of Rainier Ave S and S Tobin St. The proposed building would have a gross square footage of approximately 2,097 square feet. Access to the site would be provided via existing curb cuts along Airport Way S, Rainier Ave S, and S Tobin St. The proposal includes 14 parking spaces within surface parking area to the east of the proposed structure.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on September 2, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, A PUBLIC HEARING WILL BE SET AND ALL PARTIES NOTIFIED.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.